

Daniel
Frank





2 Albion Park Loughton, IG10 4RB

A rare opportunity to acquire a stunning detached five-bedroom family home, beautifully positioned on an elevated plot spanning 0.36 acres (sts). This exquisite property offers breathtaking views over Loughton and beyond.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for this elegant home. The bright sitting room and living room, featuring a dual fireplace and stylish shutters, are perfect for family gatherings. Bi-folding doors open onto the beautifully maintained garden, blending indoor and outdoor living.

The heart of the home is the large open-plan kitchen/dining room, complete with state-of-the-art Smeg appliances and two fridge/freezers. This space boasts underfloor heating and leads to a handy separate utility room housing a washing machine, tumble dryer, an additional Smeg dishwasher, and a four-ring gas hob. From here, access to the large detached garage, provides ample storage or potential for additional living space.

In the centre of the home, a feature staircase, illuminated by a large glass window offers far-reaching views over Loughton. The master suite is a true sanctuary, featuring an en-suite bathroom with

Tenure Freehold
Council Epping Forest





Aquavision, a walk-in wardrobe, additional wardrobe space behind the bed, and a feature fireplace. Wake up to breathtaking views over Epping Forest every morning. Two further bedrooms and a contemporary family bathroom complete this floor.

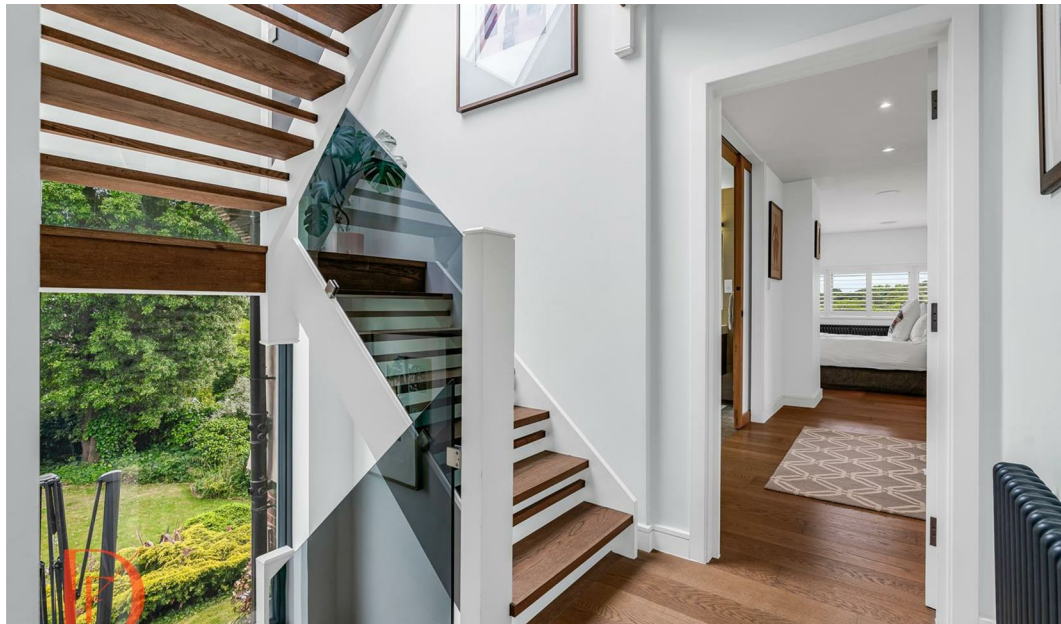
The second floor provides two additional bedrooms and a shower room. A handy loft storage room doubles as a delightful playroom or den for younger children. Extra storage on the landing, including eaves storage, add to the practicality of this floor.

Built in speakers are feature in all habitable rooms controlled by Sonos.

The current owner has meticulously refurbished the property to an exceptionally high standard throughout, approximately ten years ago. Every detail has been considered to ensure a luxurious and comfortable living environment.

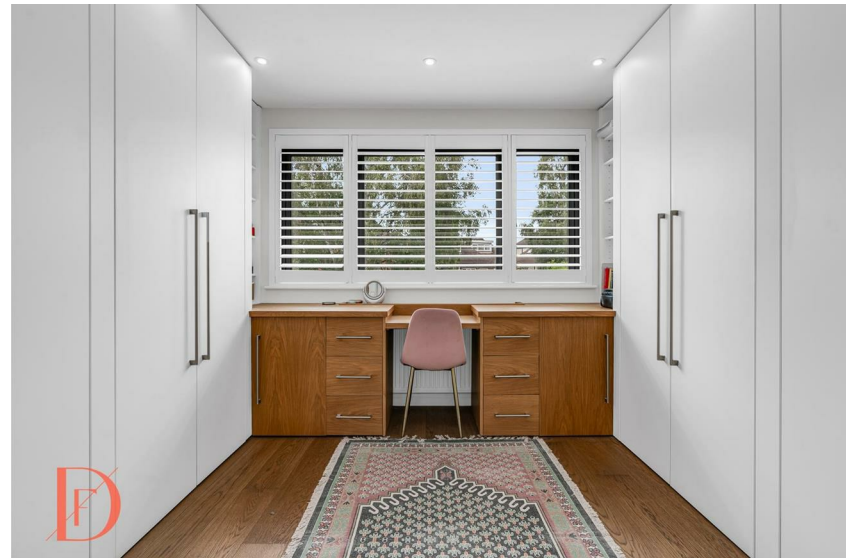
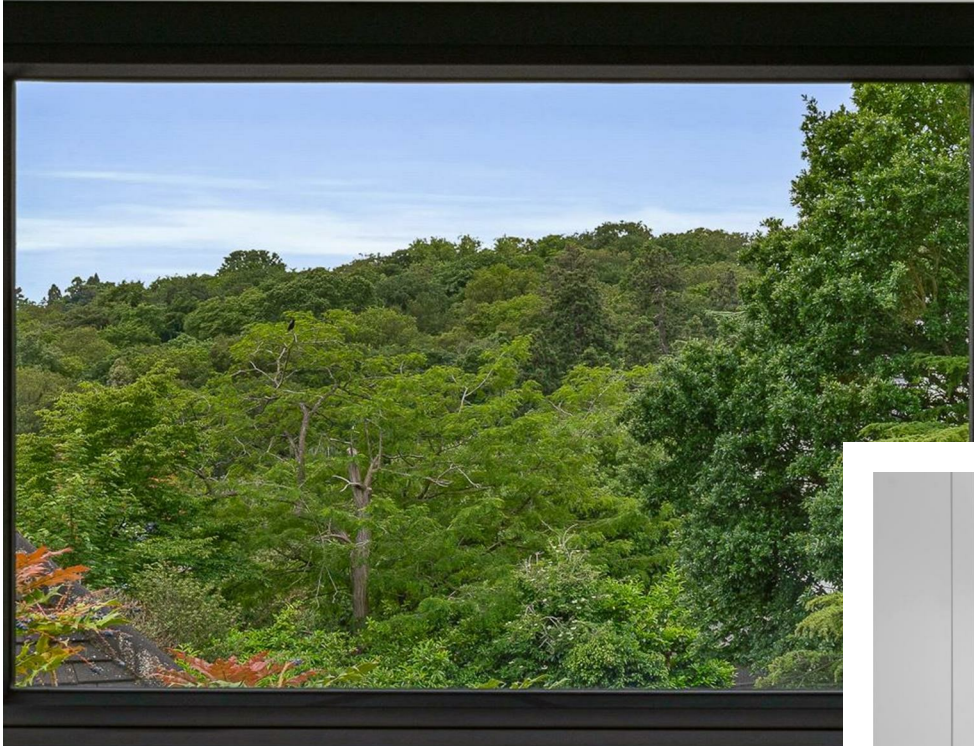
EPC - To be confirmed.





Your Next Chapter



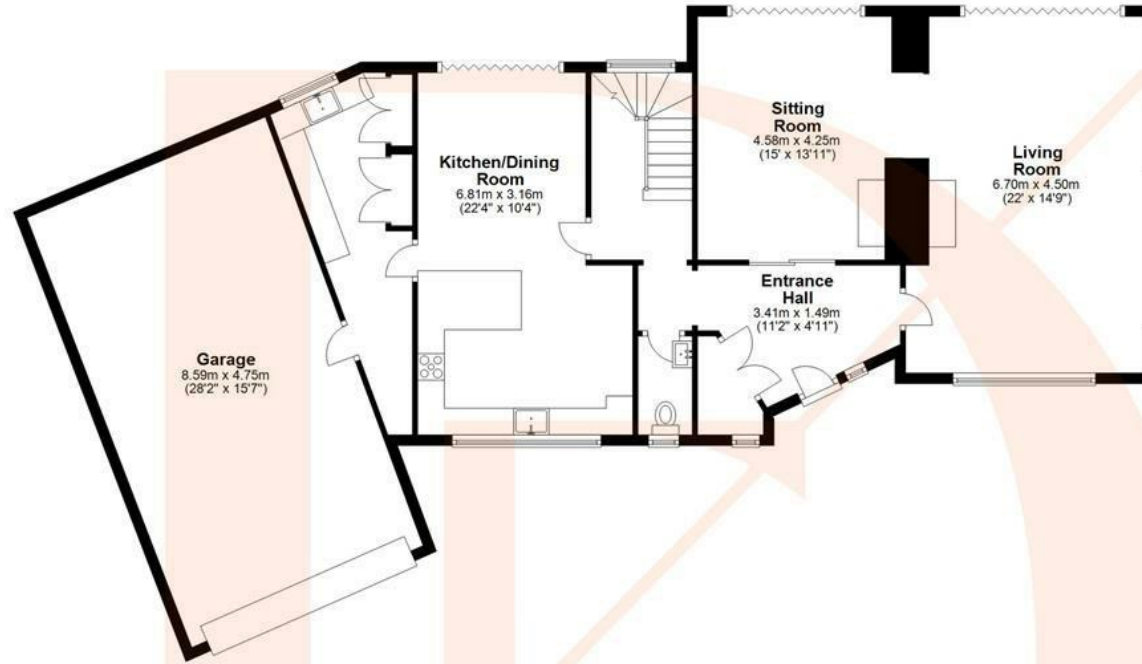


Your Next Chapter



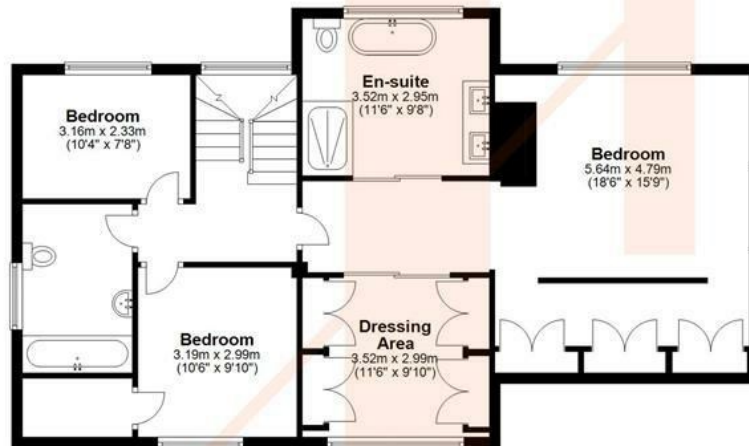
Ground Floor

Approx. 147.2 sq. metres (1583.9 sq. feet)



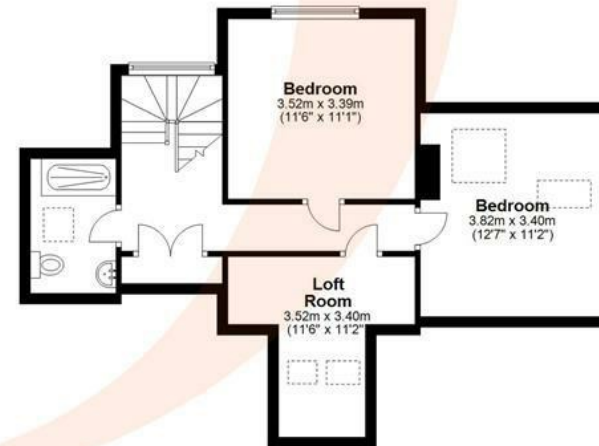
First Floor

Approx. 91.5 sq. metres (985.1 sq. feet)



Second Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 287.8 sq. metres (3098.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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The property is approached via a block-paved driveway, offering parking for several vehicles. The double-width garage extends nearly 30 feet in length, providing substantial space for vehicles or potential for conversion into internal living space. Both front and rear gardens are predominantly laid to lawn, featuring fine borders, specimen tree plantings, a seating area directly outside the kitchen and a charming pond. The superb views over Loughton and beyond create a picturesque setting.

Albion Park is a prestigious cul-de-sac well positioned within walking distance to the High Road and Loughton Central Line Station. Access into the ever-popular Epping Forest is close by providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll.

WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

